



MAYOR AND COUNCIL AGENDA

NO. 7

DEPT.: / Recreation and Parks
STAFF CONTACT: Steven E. Mader

DATE PREPARED: January 17, 2006
FOR MEETING OF: February 6, 2006

SUBJECT: Rejection of IFB #11-06, Construction of Rockville Maintenance Complex Improvements

RECOMMENDATION: Staff recommends the rejection of IFB #11-06 for the Construction of Rockville Maintenance Complex Improvements due to the fact that all bids received are significantly higher than the budget for this project.

DISCUSSION: This project involves construction of a salt storage building, filling in the existing stormwater pond within the maintenance complex, and constructing a new stormwater pond within the Redgate Golf Course, as well as asphalt paving, storm drain installation and structure demolition.

Background: Bid announcements were mailed to 50 firms, 11 of which are Rockville firms. Sealed bids were received and opened on November 30, 2005 at 2 p.m. in the Major and Council Chamber. Four bids were received, as follows:

| Contractor | Location | Base Bid | Total for Add Alternates 1-7 |
|----------------------------|----------------|----------------|---------------------------------|
| Francis O Day Company, Inc | Rockville MD | \$1,798,766.50 | \$1,276,440.60 |
| Hakes Constructing | Germantown MD | \$1,839,332.80 | \$1,312,640.18 |
| Pickens & Sons | Clarksville MD | \$2,289,722.00 | \$1,338,527.20 |
| HMF Paving | Frederick MD | \$2,564,724.70 | \$1,689,949.90 |

The base bid amount reflects the complete project, as designed. The add alternate amount includes items that could be added to the project if favorable bids were received. The items include fill dirt, landscaping, additional access road, additional paving, salt box storage, demolishing the existing salt storage building and a chemical tank.

Project Budget: \$844,000 is allocated in the Capital Improvements Project 420-900-7D91. Additional funding is available in Fiscal Year 2008.

Options Considered: Construct the project in FY 2008 and FY 2009 when additional funding is proposed in the Capital Improvements Program.

Fiscal Impact: Funding is allocated for this project in the Capital Improvements Project Account 420-900-7D91. Staff intends to apply for a grant from the United States Environmental Protection Agency (EPA) to partially fund the project.

Next Steps: Rewrite the specifications and re-bid the project. Additional funding is proposed in the FY08 and FY09 Capital Improvements Program.

Summary: Staff recommends that the design firm rewrite the specifications to include only the base bid and one add alternate. The current bid contained 7 add alternates. Several bid items had a variance of over 400% between bidders. These items will be identified and reviewed at the next pre-bid meeting. Clarification is also required on several bid items concerning excavation.

PREPARED BY:

Steven E. Mader

1-26-06

Steven E. Mader

Date

Concur:

Burt Hall
Burt Hall, Director of Recreation and Parks

1/26/06
Date

Concur:

Eileen Morris
Eileen Morris, Contracts Officer

1/26/06
Date

APPROVE:

Scott Ullery
Scott Ullery, City Manager

1/21/06

LIST OF ATTACHMENTS: None